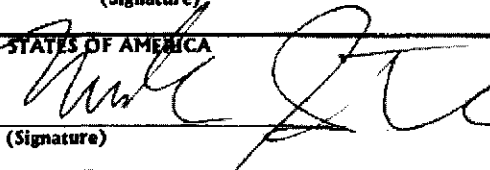


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 37 TO LEASE NO. GS-11B-01482	DATE FEB 18 2011			
ADDRESS OF PREMISES 1201 Eye St., NW 1201 Eye St., NW Washington, DC 20005					
THIS AGREEMENT , made and entered into this date by and between 1201 Eye Street, NW Associates, LLC.					
whose address is: Piedmont Office Realty Trust, Inc. 6200 The Corners Parkway Norcross, GA 30092-3365					
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:					
WHEREAS , the parties hereto desire to amend the above Lease.					
NOW THEREFORE , these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:					
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.					
This BID tax calculation covers 1/1/09 forward through 12/31/09: 1 Year					
1ST HALF OF CY-09	\$ 40,350.72	1/1/09 - 3/31/09	3 Months	\$	20,175.36
2ND HALF OF CY-09	\$ 40,350.72	4/1/09 - 9/30/09	6 Months	\$	40,350.72
1ST HALF OF CY-10	\$ 40,350.72	10/1/09 - 12/31/09	3 Months	\$	20,175.36
TOTAL COMPARISON YEAR					\$ 80,701.44
Total Base Year per SFO					\$ 32,275.00
(Increase) or Decrease					\$ 48,426.44
Government Share					PERCENTAGE OF GOVT OCCUPANCY 81.70%
Amount Due for Current Year					\$ 39,564.89
The lessor is entitled to a one-time lump sum payment for the 2004 Downtown BID tax in the amount of \$ 39,564.89 payable with the next rent check. Rent check shall be payable to :					
1201 Eye Street, NW Associates, LLC. Piedmont Office Realty Trust, Inc. 6200 The Corners Parkway Norcross, GA 30092-3365					
All other terms and conditions of the lease shall remain in force and effect.					
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.					
LESSOR: 1201 Eye Street, NW Associates, LLC.					
BY _____ (Signature) _____ (Title)					
IN THE PRESENCE OF					
_____ (Signature) _____ (Address)					
UNITED STATES OF AMERICA					
BY  Contracting Officer, GSA, NCR, PBS, Potomac (Official Title)					